

**EASTAMPTON TOWNSHIP COUNCIL
REGULAR SESSION MINUTES
September 25, 2006, 7:30 p.m.**

Call to Order

Mayor Hartman called the regular session meeting to order at 7:30 p.m.

Pledge to the Flag

Everyone participated.

Opening Statement

Notice of this meeting was published in the Burlington County Times on January 6, 2006. Notice was posted on the Municipal Bulletin Board and sent to the Courier Post for information.

Roll Call

PRESENT: Mr. Renzulli, Mr. Nagler, Ms. Russomanno, Mr. Paneque, Mr. Hartman

ALSO PRESENT: Township Manager Scott Carew, Township Clerk Linda Peryer and Township Solicitor Eileen Fahey

Township Manager's Report

Manager Carew reported that the crosswalk was striped near CVS and Peppe's. He is waiting to hear when the signs will be up. The light at Student Drive is now operational.

Interviews for the labor positions will be conducted later this week. Hopefully at the next meeting Mr. Carew will have the new hires.

Public Comments

Mayor Hartman opened to the public at 7:31 p.m.

Peter Ulyette, 19 Chelsea Road asked if the land designated as Town Center was actually open space. He was told at the last two meetings that it was. At a prior meeting he asked if it was open space and was told no. Ms. Fahey stated that it was open space when they bought it and it is now still open space. Councilman Renzulli stated that if the question was is it green acres open space the answer is no.

In 1999 the Township zoned certain properties as open space. Mr. Ulyette asked if there were plans to develop the open space. Councilman Renzulli stated that it is open space so the answer is no.

Councilman Renzulli stated that he apologizes but there is litigation on this particular property and the answers may seem slightly vague.

Mr. Ulyette asked again about the piece of land that is tied up legally for six years and commented that he has the right to know since it is his money as a taxpayer.

Ms. Fahey stated that since the purchase it has been designated and treated as open space. Mr. Ulyette stated that the Township bought the land and put it into open space and flipped it around to a developer to develop the land and now it is tied up in litigation. Ms. Fahey stated that was an incorrect statement.

He asked council how they support open space but then turn around and sell to Sharbell to build a high density housing development.

Councilman Renzulli stated that there has to be a balance of open space, residential and commercial ratables. Councilman Renzulli also stated that they are developing a commercial property in a residential area. Mr. Ulyette asked what percentage of that development is commercial ratables. Councilman Renzulli stated that they do not know what tenants will be there and how much space they will utilize. The Township will not know until commercial tenants are in there.

Mr. Ulyette asked about the EMS building and stated the Township were guarantors on that building from day one. The EMS Squad relied on bake sales and donations to survive. At the time that the Township guaranteed the loan, the squad was doing the same thing as they are now and driving very old ambulances that rarely started. He feels that the Township guaranteed a loan which enabled them to go into debt. Mr. Ulyette stated that his priority would have been to give them ambulances that worked rather than a building. Councilman Renzulli stated that they stopped a lot of their fund raising.

Mr. Ulyette asked if the Township tried to purchase the school. Councilman Renzulli stated that they are not permitted. Mr. Ulyette asked if they tried. Council stated that they inquired about it but stopped when they were told that they couldn't. Mr. Ulyette asked how many more children will be added to the district as a result of the Sharbell project. Councilman Renzulli stated there were several Planning Board meetings over a period of about two years and that information would be contained in the Minutes. Councilman Renzulli suggested that Mr. Ulyette obtain that information from Clerk Peryer.

Deputy Mayor Nagler thinks it was about 19 children but asked that he not be quoted.

Acceptance of Current Year Minutes

Motion by Councilwoman Russomanno, seconded by Councilman Paneque to accept the following Minutes:

- Land Use Planning Board Minutes of July 19, 2006
- Safety Committee Minutes of June 29, 2006

All voted in the affirmative.

Approval of Current Year Minutes

Motion by Councilman Nagler, seconded by Councilwoman Russomanno to approve the following Minutes:

- Township Council Minutes of September 11, 2006

All voted in the affirmative with Councilman Renzulli and Mr. Paneque abstaining.

Acceptance of Departmental Reports (August 2006)

Motion by Councilman Paneque, seconded by Councilwoman Russomanno, to accept the following Reports for August 2006:

Township Clerk, Tax Collector, Public Works, Assessor, Court, Police and CCO

The Treasurer's report was tabled. All voted in the affirmative.

Resolutions

Motion by Councilwoman Russomanno, seconded by Councilman Paneque to adopt Resolution 2006-109- Accept and Approve Performance Surety Bond for Compass Road, LLC. All voted in the affirmative.,

Motion by Deputy Mayor Nagler, seconded by Councilwoman Russomanno to adopt Resolution 2006-110 Release Performance Guarantee for Pennrose Properties with Respect to Block 300, Lot 2.02. All voted in the affirmative.

Motion by Councilwoman Russomanno, seconded by Councilman Paneque to adopt Resolution 2006-111 Issuance of Bond Anticipation Note in the amount of Twenty-Six Thousand Dollars (\$26,000.00) with Respect to Financing Municipal Facilities Improvements Infrastructure Repairs by the Township of Eastampton as Authorized by Bond Ordinance No. 2003-09.

Manager Carew advised that this is not new debt.

Upon roll call vote, all voted in the affirmative.

Motion by Councilman Paneque, seconded by Deputy Mayor Nagler to adopt Resolution 2006-112 Accepting Brush Truck From Eastampton Board of Fire Commissioners.

Mr. Paneque asked if it was donated from Smithville or Ewaynsville. Mr. Carew stated Smithville.

All voted in the affirmative.

Final Reading of Ordinances and Continuance of Public Hearings

Mayor Hartman opened to the public at 7:56 p.m. on Ordinance 2006-07

Nancy Houston 1396 Monmouth Road. She asked for clarification on the change. Ms. Fahey stated that all of the property is being zoned so that they are the same. She advised that should the property owners chose to sell their property that they could sell it at a commercial price which would give the property owner a higher market value. Ms. Houston asked if their property could be taken by eminent domain. Ms. Fahey stated that there is no question of eminent domain. Ms. Houston's concern is that the residents would be forced to leave at some point. Ms. Fahey stated that the reason for rezoning was strictly to market the school as a commercial property to increase the commercial ratables. Ms. Houston questioned the taxes again. Ms. Fahey said that this will have no effect because there is no change in the use of her property.

Mayor Hartman closed to the public.

Motion by Deputy Mayor Nagler, seconded by Councilman Paneque to adopt Ordinance 2006-07 An Ordinance of the Township of Eastampton to Rezone Block 700, Lots 1 through 7. Upon roll call vote, all voted in the affirmative.

Mayor Hartman opened to the public at 8:09 p.m. on Ordinance 2006-08 A Bond Ordinance of the Township of Eastampton Providing for The Purchase of a 13 Yard Trash Compactor by the Township of Eastampton and Appropriating One Hundred Ten Thousand Dollars (\$110,000.00) Therefor and Authorizing the Issuance of Bonds and Notes in the amount of \$104,500.00.

Mr. Carew re-iterated that if a used vehicle can be utilized they are going to do so. The reason why we are spending money is to save money. In doing the bid specs for the new trash contract the private roads in town are costing a disproportionate amount of money. Mr. Carew went over all of the bullet points and cost-savings factors that have previously been discussed at a prior meeting.

Mayor Hartman reviewed the previous suggestion that dumpsters be placed on private roads and the conclusion that those residents deserve the same type of treatment as the rest of the residents. Mr. Carew stated that dumpsters also became an issue with DEP.

Mayor Hartman opened to the public at 8:09 p.m. on Ordinance 2006-08 A Bond Ordinance of the Township of Eastampton Providing for The Purchase of a 13 Yard Trash Compactor by the Township of Eastampton and Appropriating One Hundred Ten Thousand Dollars (\$110,000.00) Therefor and Authorizing the Issuance of Bonds and Notes in the Amount of \$104,500.00.

Walt Tafe, asked Manager Carew about the depreciation on a vehicle of this type. Mr. Carew went over the cost savings of purchasing a vehicle of this type and it is between \$2,000 and \$3,000 a month. Councilman Renzulli explained that we are looking at very large increases with the fuel.

Mayor Hartman closed to the public at 8:13

Motion by Councilman Renzulli, seconded by Councilwoman Russomanno to adopt Ordinance 2006-08 A Bond Ordinance of the Township of Eastampton Providing for The Purchase of a 13 Yard Trash Compactor by the Township of Eastampton and Appropriating One Hundred Ten Thousand Dollars (\$110,000.00) Therefor and Authorizing the Issuance of Bonds and Notes in the amount of \$104,500.00. Upon roll call vote all voted in the affirmative.

Bill List

Motion by Deputy Mayor Nagler, seconded by Councilman Renzulli to table the September 2006 bill list until the October 10th meeting. Council needs the bill list in the packets prior to the meeting. Council cannot review 30 pages of bills in five minutes before the meeting. All voted in the affirmative.

Old Business

Deputy Mayor Nagler asked where the Township stands with getting the agreement signed relative to the squad building. Ms. Fahey stated that will be discussed in closed session.

New Business

Clerk Peryer advised Council that Registers are now required to be certified and they must do so by December 31st of this year. She advised that she and Mary Howell are taking the classes now.

Deputy Mayor Nagler asked for a draft of an Ordinance making the crosswalks enforceable.

Committee Reports

Land Use Planning Board - Mayor Hartman - no report - he was not present.
Environmental Commission - Councilman Paneque stated that they finished the toilet paper toss and football toss for fun day. The next meeting is in October.

Route 206 Study - Councilman Paneque nothing to report.

Economic Development Advisory Committee - Councilwoman Russomanno - no meeting.

Parks and Recreation Committee - Councilman Renzulli fun day was a tremendous success, as usual. There were balloons popping which scared the people. Things went smoothly and he helped out the cub scouts. There were over 100 volunteers.

Comments

Clerk Peryer commended the Recreation Committee on a tremendous job on Fun Day.

Deputy Mayor Nagler thanked the Recreation Committee and stated that the cub scouts like working with them.

Councilman Paneque thanked Council for their condolences on the passing of his brother-in-law.

Councilman Paneque congratulated Clerk Peryer on her upcoming wedding.

Ms. Russomanno congratulated recreation on the huge success of fun day as did Mayor Hartman.

Mayor Hartman reiterated his trip to Bayone.

Mayor Hartman attended the COAH meeting.

Mayor Hartman attended a meeting in Trenton relative to the DEP remediation sites.

Motion by Deputy Mayor Nagler, seconded by Councilman Renzulli to adopt Closed Session Resolution 2006-113 to Discuss Contract Negotiations at 8:34 p.m. All voted in the affirmative.

Motion by Councilwoman Russomanno, seconded by Councilman Renzulli to reconvene

Regular Session at 8:59 p.m. All voted in the affirmative.

The 2007 Council meeting schedule was discussed.

Adjournment

Motion by Deputy Mayor Nagler, seconded by Councilman Renzulli to adjourn at 9:00 p.m. All voted in the affirmative.

Respectfully submitted,

Linda M. Peryer, RMC
Township Clerk

EASTAMPTON TOWNSHIP COUNCIL
CLOSED SESSION MINUTES
SEPTEMBER 25, 2006

Council entered into closed session at 8:39 p.m.

Ms. Fahey asked if everyone has looked at the memorandum and agreement relative to the Squad Building. Deputy Mayor Nagler asked about precluding subletting, but does not want to prolong the process. The Squad and Fire Commission was discussed as well as American. The Township can say no subletting without prior approval which shall not be unreasonably withheld. Ms. Fahey suggested that we want to put in the agreement that the Commissioners' right to buy the building is not assignable. A clause relative to rental income percentage was discussed. Any rental income to be prorated with the Township was also suggested.

Respectfully submitted,

Linda M. Peryer, RMC
Township Clerk